

TO LET - OFFICE

# 163 WEST GEORGE STREET

Glasgow, G2 2JJ



## Key Highlights

- 2,299 to 23,232 sq ft
- Prominent corner location
- Raised access flooring
- Air conditioning
- Commissionaire manned reception
- Suspended ceilings with recessed LED lighting
- Car parking
- Secure door entry system with 24 hour access

SAVILLS Glasgow  
163 West George Street  
Glasgow G2 2JJ  
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## Description

163 West George Street provides modern office accommodation behind an attractive historic listed façade. The floors benefit from modern LED recessed lighting, raised access floors and a commissionaire manned reception.

## Location

The property is located in a prime office address on the south side of West George Street in the heart of the Central Business District.

A host of nearby amenities are located within a short walking distance to Buchanan Street and Sauchiehall Street.

The property is in close proximity to public transport links including Glasgow Central and Glasgow Queen Street Rail Stations, Buchanan Street Subway Station and Buchanan Bus Station.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	Rent	Rates Payable	Service charge
3rd - Front	2,299	£15 /sq ft	£6.82 /sq ft	£11.06 /sq ft
2nd	6,261	£20 /sq ft	£8.01 /sq ft	£10.54 /sq ft
1st	6,278	£20 /sq ft	£8.52 /sq ft	£10.54 /sq ft
Ground	5,604	£20 /sq ft	£8.55 /sq ft	£10.39 /sq ft
Lower Ground - Front	2,790	£15 /sq ft	£6.96 /sq ft	£11.21 /sq ft

## Viewings

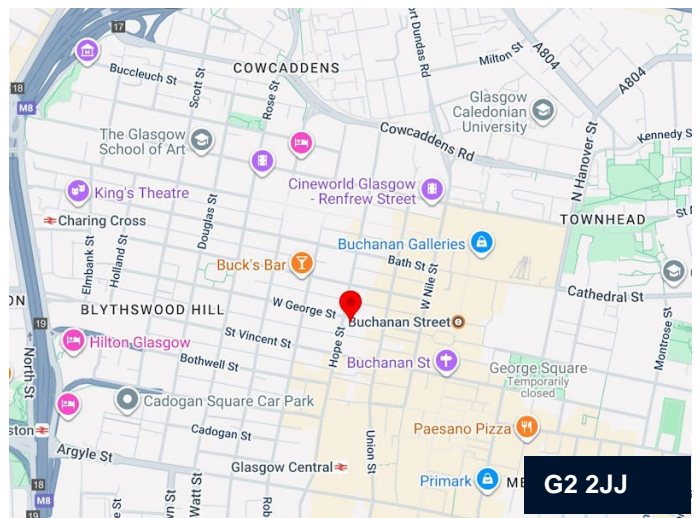
Strictly by appointment with Savills.

## Terms

New Full Repairing and Insuring terms are available.

## Business Rates

Rates payable: £8.55 per sq ft



## Contact

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